

**REGULAR SESSION OF THE  
BRIGHAM CITY COUNCIL  
APRIL 29, 2010**

PRESENT:	Dennis Fife	Mayor
	Bruce Christensen	Councilmember
	Scott Ericson	Councilmember
	Ruth Jensen	Councilmember
	Bob Marabella	Councilmember
	Tyler Vincent	Councilmember
ALSO PRESENT:	Ben Boyce	Leisure Services Director
	Dave Burnett	Public Power Director
	Mary Kate Christensen	City Recorder
	Blake Fonnesebeck	Public Works Director
	Jared Johnson	Community Development Manager
	Paul Larsen	Economic Development Director
	Bruce Leonard	City Administrator
	Tyler Pugsley	Public Works Assistant Director
	Jason Roberts	Finance Director
	Paul Tittensor	Chief of Police

Mayor Fife called the meeting to order. The Reverence Period was given by Pastor Dave Hiester of the Aldersgate United Methodist Church. Councilmember Vincent led the audience in the Pledge of Allegiance. A motion to approve the minutes of April 15, 2010 was made by Councilmember Christensen. The motion was seconded and carried.

**PUBLIC COMMENT  
CONSENT**

Acquisition of Property for Floodway Project  
Request for Approval of Grazing Lease on West Portion of Property Known as Christensen Farm  
Property on 800 West

**PUBLIC HEARING**

Conveyance of Property at 58 North Main (commonly known as the Academy Building) to the Brigham  
City Redevelopment Agency

**SCHEDULED DELEGATION**

Request City Support of Brigham City Porch Parade  
Donation of an Awning for the Police Range

**UNFINISHED BUSINESS**

Request to Accept Bid for Surplus Pioneer Park House  
Presentation of Tree Planting Phasing at Eagle Crest

**MAKING LIFE BETTER - DEPARTMENT REPORTS**

**OTHER BUSINESS**

**PUBLIC COMMENT**

There were no comments from the audience.

**CONSENT**

**Acquisition of Property for Floodway Project**

A purchase agreement with Ron and Sharon Smith for 116 acres near the airport was presented for approval. This property will be used for the City's flood way project.

**Request for Approval of Grazing Lease on West Portion of Property Known as Christensen Farm  
Property on 800 West**

This lease is with Doug Gilbert for grazing rights on the City's property on 800 West.

MOTION: A motion to approve the Consent Agenda was made by Councilmember Ericson, seconded by Councilmember Marabella and unanimously carried.

## **PUBLIC HEARING**

### **Conveyance of Property at 58 North Main (commonly known as the Academy Building) to the Brigham City Redevelopment Agency**

Mr. Larsen explained that several buildings that the City acquired for the Academy Square Project are owned by the Redevelopment Agency, with the exception of the Academy Building. This would consolidate all the properties under the same ownership. This would also allow more flexibility in dealing with the property.

A motion to open the public hearing was made by Councilmember Marabella, seconded and carried. There were no comments from the public. A motion to close the public hearing was made by Councilmember Marabella, seconded and carried.

MOTION: Councilmember Marabella made a motion to approve moving the property at 58 North Main to the Brigham City RDA. Councilmember Ericson seconded the motion, unanimously carried.

## **SCHEDULED DELEGATION**

### **Request City Support of Brigham City Porch Parade**

Ms. Marlene Martinez came forward and stated that she got this idea from a magazine a few years ago. She recently contacted Country Living Magazine and they are interested in the project. They were interested in the program and want to see how it progresses. They commented on Brigham City's quaint Main Street and if the program is successful they would like to feature Brigham City in their magazine.

Ms. Martinez plans to announce the program in May and start it in June. This will give people time to clean up their porch and grow flowers or pots. She would like to involve the businesses.

At the end of the contest, she will put a poster in all the surrounding communities regarding the Porch Parade, stating that a list of the winners can be found in any of the local businesses. She felt this would bring revenue to the City.

This will not cost the City any money.

Mayor Fife suggested Ms. Martinez work with the Neighborhood Pride. They have said they are willing to help with the program.

MOTION: A motion to support the Brigham City Porch Parade as presented with coordination with the Neighborhood Pride Council was made by Councilmember Ericson. The motion was seconded by Councilmember Christensen and unanimously carried.

### **Donation of an Awning for the Police Range**

Chief Tittensor came forward and introduced Dave Oakden from Nucor Building Systems. Mr. Oakden announced that Nucor would like to build an awning at the Police Range. This will provide much needed shade and cover from the weather. They will provide all material and labor. It will be mid-summer before they can start fabrication on the awning.

## **UNFINISHED BUSINESS**

### **Request to Accept Bid for Surplus Pioneer Park House**

Mr. Fannesbeck reported that they received a bid for the house on the recently purchased property at Pioneer Park. They asked for a minimum bid of \$20,000 for the house and \$2,500 for the garage. They received one bid for \$2,500 for the house.

Recently he received a call from Intermountain House and Structure Movers. They offered the City \$5,000 to move the house and \$1,500 for the garage. Mr. Fannesbeck said this would be less expensive than a demolition. The Electric Department would like to use the garage at the Service Center.

Mr. Burnett said they would like to use the garage to store spare equipment. He could use money that was budgeted for residential subdivision transformers. They have not had to expend much of this because building has been less than anticipated. Mayor Fife said he could probably get some volunteers to pour the cement.

MOTION: Councilmember Christensen made a motion to accept the bid for the home for \$5,000. The motion was seconded by Councilmember Jensen and unanimously carried.

MOTION: Councilmember Jensen made a motion authorize the Electric Department to have the garage and take the money from his budget. The motion was seconded by Councilmember Christensen and unanimously carried.

#### **Presentation of Tree Planting Phasing at Eagle Crest**

Mr. Pugsley and Mr. Fannesbeck came to the table. Mr. Pugsley explained that when Eagle Crest Subdivision was approved, the design guidelines were not adopted and the landscape options which required tree planting were in the design guidelines.

Mr. Pugsley indicated on a map six phases for planting trees in the subdivision. He added that if the Council approves this plan, the Spade and Hope Club has indicated that they will donate \$500. The Homeowners Association of Eagle Crest said they would also donate \$500 toward Phase I. It is anticipated all phases will cost an average of \$2,680 per year per phase. This would be \$1,680 from this year's budget, after the \$1,000 donations, if the Council approved it. He felt this could be covered from the Parks General Fund. The overall cost would be over \$16,000.

Councilmember Jensen expressed concern with setting a precedent. If a homeowner wants to plant a tree in the park strip, will the City pay for that as well? Councilmember Ericson explained that the intent of the City was to have trees in this development. The City made a mistake when this was not part of the development agreement. Councilmember Jensen disagreed. She did not feel that the City made a mistake, the developer went back on his contracts with the homeowners.

MOTION: Councilmember Christensen made a motion to approve the tree planting phase at Eagle Crest as presented. The motion was seconded by Councilmember Ericson. Councilmember Christensen, Councilmember Ericson, Councilmember Marabella and Councilmember Vincent voted aye. Councilmember Jensen voted nay. The motion carried 4-1.

#### **MAKING LIFE BETTER - DEPARTMENT REPORTS**

Mr. Johnson reviewed the current development projects in Brigham City. Even with the poor economy, they have more projected projects this year than they have seen in several years. They have issued more building permits than the same time last year. They are \$2-3 million in valuation above last year.

It was announced this year that the LDS temple will be on Main Street. The City has not received any applications yet.

The County is remodeling the old Stock Lumber store on Main into a new Justice Court. This has really improved this area, especially the 100 West side of the building. It has opened up the area for more parking and is a lot cleaner.

There has been a lot of work done at the high school, with a lot still to come. It has been an extensive remodel.

Brigham Place is a 72-unit apartment complex located on the Brigham Eagle property, directly behind the old K-Mart Building. They would like to start this by the first of July.

Cottonwood Grove is located on 12 acres at 800 West and north of 700 South. They are in the process of getting their approvals. It would be 84 duplex units. They have a similar project in Logan and it has a waiting list of over 300. They are now taking a waiting list for the Brigham City project.

The Nielson Project is located on the Kirk Nelsen property. It is a 4-lot subdivision. They would like to do a 120-unit apartment complex. There are some issues that need to be worked out with UDOT and the Federal Highway Commission on 1200 West. They are only in the preliminary stages of this project.

Councilmember Jensen said she has received a lot of comments from citizens regarding the number of apartments coming into Brigham City. She asked if there is a way to cap the number of rentals in the community. Mr. Johnson explained that every community has to have different housing options, and has to have an affordable housing element in their General Plan. Brigham City has definitely met the requirement for affordable housing. He was not sure it was possible to cap certain housing uses.

Maple Springs will be south of the hospital. It will be a 76-unit assisted/independent living facility. It will be a two story building.

In front of Maples Springs on the southeast lot will be Alpine Orthopedics. Building permits are currently being prepared for this project.

Canyon View Town Homes are located at the mouth of the canyon on 200 South. This has been stagnant for some time, but they have been doing landscaping and all four units have been sold. Another eight units are under construction.

Kotter Canyon Subdivision is still applying for permits. They are building some on their own and others are being built by other individuals.

The Discovery Grove Project located at 450 West and 900 North is currently under construction. This is being done by Neighborhood Nonprofit. The smaller unit on the west side is a six-unit group home. The larger one on the east side is a 15-unit home for individuals with a disability that makes it so they cannot take care of themselves.

Davis and Bott will be building a new office building on West Forest behind Wells Fargo Bank. They have received all their approvals from the City and have bid their project.

Nucor, Vulcraft Group, has several different divisions in their building. The Cold Finish Group is adding on two additions, one on the south and one on the north. This will allow them to start a new wire mesh facility. This is currently being done on the east coast. When they get this addition completed they will not have to ship the product as far.

There are several other potential projects: 1) Upland Square on 1100 South; 2) Brigham City Hospital is thinking about expanding; 3) a possible hotel; 4) a few possible multi-tenant retail commercial buildings; 5) Nucor Building Systems is looking at possible expansion; 6) Storm Products expansion.

The meeting adjourned at 8:14 p.m.